

Jason Mattson
Orange Realty Group
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IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF ALASKA

CONOCOPHILLIPS ALASKA, INC.,)
)
Plaintiff,)

v.)

FORREST WRIGHT; AMANDA WRIGHT;)
NATHAN KEAYS; KELLY KEAYS;)
ECO EDGE ARMORING, LLC; DAVID)
BENEFIELD; WRIGHT CAPITAL)
INVESTMENTS, LLC; and DB OILFIELD)
SUPPORT SERVICES,)
Defendants.)

Case No. 3:19-cv-00311-SLG

Lead Case

CONOCOPHILLIPS ALASKA, INC.,)
)
Plaintiff,)

v.)

FORREST WRIGHT; AMANDA WRIGHT;)
DAVID BENEFIELD; WRIGHT CAPITAL)
INVESTMENTS, LLC; and DB OILFIELD)
SUPPORT SERVICES,)
Defendants.)

Case No. 3:20-cv-00072-TMB

RECEIVER'S SECOND SUPPLEMENTAL FINANCIAL REPORT TO COURT

Receiver, Jason Mattson of Orange Realty Group, hereby provides the Court and parties its second Supplemental Financial Report (attached 33 pages).

DATED this 5th day of October, 2020 at Las Vegas, Nevada.

ORANGE REALTY GROUP



Jason Mattson, Owner/Broker

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a copy of the foregoing was mailed on the 5th day of October, 2020 to the following:

Jeffrey W. Robinson
Laura C. Dulic
Ashburn & Mason, P.C.
1227 W. 9th Ave., Ste. 200
Anchorage, AK 99501
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510 L Street, Suite 700
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mnesbett@bhb.com
(Attorney for Amanda Wright)

David Benefield (mailed)
and
DB Oilfield Support Services
c/o David Benefield
15030 E. 253rd St. S.
Webbers Falls, OK 74470
dbenefield58@hotmail.com

Wright Capital Investments, LLC
c/o Anna McDonough, Registered Agent
6550 S. Pecos Rd., Ste. 115
Las Vegas, NV 89120
Forrestwright8@hotmail.com

Forrest Wright
1901 Colony Place
Anchorage, AK 99507
Forrestwright8@hotmail.com

4827-6092-1287, v. 1

Initial Inventory of Wright Capital Investments, LLC

Real Property:

Street #	Street Name	Zip	Parcel	
501	SLAYTON DR	89107	138-35-711-036	SOLD 7/15/2020
609	Cline St	89145	138-34-712-050	SOLD 8/19/2020
716	Vincent Way	89145	138-34-711-027	
721	Fairway Dr.	89107	139-30-318-007	SOLD 9/30/2020
1400	SAYLOR WAY	89108	138-25-114-057	SOLD 7/31/2020
1524	Saylor Way	89108	138-25-112-019	SOLD 8/19/2020
1826	Green Acres Ave	89156	140-22-314-028	
2149	SLEEPY CT	89106	139-29-714-050	SOLD 7/30/2020
3602	Gold Sluice Ave	89032	139-08-411-011	
3973	ARROWOOD DR	89147	163-15-810-114	
4609	SAWYER AVE	89108	139-19-213-079	SOLD 8/7/2020
5201	Mountain View Dr.	89146	163-01-612-049	SOLD 9/9/2020
5420	BANJO STREET	89107	138-36-120-029	
5821	HALIFAX AVE	89107	138-25-314-039	
5824	Iris Ave.	89107	138-25-312-008	SOLD 8/6/2020
5908	W BARTLETT AVE	89108	138-24-115-006	SOLD 7/23/2020
6233	Espinosa Ave	89108	138-23-613-035	SOLD 7/14/2020

Funds held with Property Management Company as of 10/05/2020

Street #	Street Name	Cash Held	Outstanding Bills
501	SLAYTON DR	\$ 2,102.00	\$ -
609	Cline St	\$ 126.00	\$ -
716	Vincent Way	\$ 7,795.37	\$ -
721	Fairway Dr.	\$ 5,412.70	\$ -
1400	SAYLOR WAY	\$ 1,936.59	\$ -
1524	Saylor Way	\$ 5,044.26	\$ -
1826	Green Acres Ave	\$ 9,505.07	\$ (625.00)
2149	SLEEPY CT	\$ 2,270.82	\$ -
3602	Gold Sluice Ave	\$ 3,442.84	\$ -
3973	ARROWOOD DR	\$ 7,706.82	\$ -
4609	SAWYER AVE	\$ -	\$ -
5201	Mountain View Dr.	\$ 8,760.84	\$ -
5420	BANJO STREET	\$ 7,383.46	\$ -
5821	HALIFAX AVE	\$ 5,167.81	\$ -
5824	Iris Ave.	\$ 2,968.36	\$ -
5908	W BARTLETT AVE	\$ 1,905.99	\$ (2,035.65)
6233	Espinosa Ave	\$ -	\$ -
Sub-Total		\$ 71,528.93	\$ (2,660.65)
Total		\$ 68,868.28	

Funds Received From Resale of Properties

Street #	Street Name	Resale Proceeds
501	SLAYTON DR	\$ 172,141.15
6233	Espinosa Ave	\$ 192,852.72
1400	Saylor Way	\$ 184,588.60
2149	Sleepy	\$ 128,396.96
5908	Bartlett	\$ 256,761.68
5201	Mountain View	\$ 208,427.15
609	Cline	\$ 204,074.35
1524	Saylor Way	\$ 197,102.18
4609	Sawyer Ave	\$ 167,043.85
5824	Iris Ave	\$ 194,513.53
721	Fairway Dr	\$ 211,458.91
Total		\$ 2,117,361.08

Funds Disbursed from Proceeds

Date	Payee	Amount	Notes
9/2/2020	ConocoPhilips Alaska, Inc	\$ (1,000,000.00)	Distribution
9/4/2020	Lawyer's Title	\$ (320,000.00)	Payoff of Note
9/23/2020	ConocoPhilips Alaska, Inc	\$ (500,000.00)	Distribution
Total		\$ (1,820,000.00)	

Outstanding Bank Balance **\$ 297,361.08**

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LAWYERS TITLE OF NEVADA, INC.

10801 W. Charleston Blvd, Suite 225, Las Vegas, NV 89135

Phone: (702) 385-4141 Fax: (702) 369-8540

**Combined Settlement Statement
Final****Escrow No:** 03118203 - 310 MM6**Close Date:** 08/19/2020**Proration Date:** 08/19/2020**Disbursement Date:** 08/20/2020**Buyer(s)/Borrower(s):** MJ Real Estate Investments LLC
9068 W Post Road, Ste A
Las Vegas, NV 89148Certified to be a true copy of the original
LAWYERS TITLE OF NEVADA, INC.By: **Seller(s):** Wright Capital Investments LLC, a Nevada limited liability company
PO Box 211924
Anchorage, AK 99521**Lender:** Anchor Nationwide Loans, LLC
Property: 609 Cline Street
Las Vegas, NV 89145**Loan #:** 880533

Seller Debit	Seller Credit	Description	Buyer Debit	Buyer Credit
	220,000.00	TOTAL CONSIDERATION: Total Consideration Deposit/Earnest Money Closing Funds	220,000.00	2,500.00 27,107.42
		NEW AND EXISTING ENCUMBRANCES: New Loan from Anchor Nationwide Loans, LLC		198,000.00
		LENDER'S AND LOAN RELATED CHARGES: Loan Origination Fee to Anchor Nationwide Loans, LLC Underwriting to Anchor Nationwide Loans, LLC Processing Fee to Anchor Nationwide Loans, LLC Inspection Fee to Anchor Nationwide Loans, LLC Document Fee to Anchor Nationwide Loans, LLC Prepaid Interest to Anchor Nationwide Loans, LLC @ \$0.00 per day from 8/19/2020 to 8/31/2020	1,980.00 350.00 200.00 100.00 100.00 572.00	
	115.02	PRORATIONS AND ADJUSTMENTS: County Taxes from 8/19/2020 to 10/1/2020 based on the Annual amount of \$985.89	115.02	
	6.53	Trash from 8/19/2020 to 9/1/2020 based on the Quarterly amount of \$48.96	6.53	
	30.30	Sewer from 8/19/2020 to 10/1/2020 based on the Quarterly amount of \$64.93	30.30	
13,200.00		COMMISSIONS: Commission \$6,600.00 (3% of \$220,000.00) to Orange Realty Group \$6,600.00 (3% of \$220,000.00) to Orange Realty Group Broker Transaction Fee to Orange Realty Group	599.00	
		TITLE AND ESCROW CHARGES: Lenders Policy \$245,000.00 to seller investor discount Owners Policy \$220,000.00 to seller investor discount Title Inspection to Lawyers Title of Nevada, Inc. Escrow Fee to Lawyers Title of Nevada, Inc.	773.90 100.00 395.00	
891.10		RECORDING FEES:		
276.50				

LAWYERS TITLE OF NEVADA, INC.

10801 W. Charleston Blvd, Suite 225, Las Vegas, NV 89135

Phone: (702) 385-4141 Fax: (702) 369-8540

Combined Settlement Statement Final

Escrow No: 03118203 - 310 MM6

Close Date: 08/19/2020

Proration Date: 08/19/2020

Disbursement Date: 08/20/2020

Seller Debit	Seller Credit	Description	Buyer Debit	Buyer Credit
4.50		Recording Fees to Lawyers Title of Nevada, Inc.	84.00	
42.00		E-Recording Service Fee to Lawyers Title of Nevada, Inc.	9.00	
1,122.00		Release of Lis Pendens to Lawyers Title of Nevada, Inc.		
		County Transfer Tax to Lawyers Title of Nevada, Inc.		
247.90		ADDITIONAL CHARGES:		
268.50		Taxes to Clark County Treasurer	498.80	
25.00		Sewer to City of Las Vegas Sewer Service		
		Trash Fees to Republic Services		
16,077.50	220,151.85	Sub Totals	225,913.55	227,607.42
204,074.35		Proceeds Due Seller	1,693.87	
		Refund Due Buyer		
220,151.85	220,151.85	Totals	227,607.42	227,607.42

LAWYERS TITLE OF NEVADA, INC.

10801 W. Charleston Blvd, Suite 225, Las Vegas, NV 89135

Phone: (702) 385-4141 Fax: (702) 369-8540

Combined Settlement Statement Final

Escrow No: 03118211 - 310 MM6

Close Date: 09/30/2020

Proration Date: 09/30/2020

Disbursement Date: 10/01/2020

Buyer(s)/Borrower(s): Jorge Enrique Lopez Alvarez
721 Fairway Drive
Las Vegas, NV 89107

Seller(s): Wright Capital Investments LLC, a Nevada limited liability company
P.O. Box 211924
Anchorage, AK 99521

CERTIFIED TO BE A TRUE COPY OF
THE ORIGINAL
LAWYERS TITLE OF NEVADA, INC.

BY

Lender: CrossCountry Mortgage, LLC
ISAOA/ATIMA
721 Fairway Drive
Las Vegas, NV 89107

Loan #: 22182007974736

Property: 721 Fairway Drive
Las Vegas, NV 89107

Seller Debit	Seller Credit	Description	Buyer Debit	Buyer Credit
	234,880.00	TOTAL CONSIDERATION: Sale Price of Property	234,880.00	
5,500.00		Deposit		2,000.00
		Seller Credit		5,500.00
		Closing Funds		1,000.00
		Closing funds		4,000.00
		NEW AND EXISTING ENCUMBRANCES: New Loan from CrossCountry Mortgage, LLC ISAOA/ATIMA		230,625.00
		LENDER'S AND LOAN RELATED CHARGES: - CrossCou		
		30 Day Extension	1,441.41	
		Processing Fees	595.00	
		Underwriting Fees	895.00	
		Appraisal Fee		
		\$550.00 POC - Buyer		
		Appraisal Re-Inspection Fee	175.00	
		Credit Report Fee	80.00	
		Flood Certification	8.00	
		Mortgage Insurance Premium	3,966.53	
4.50		CPL to Lawyers Title of Nevada, Inc.	25.00	
		E-recording Service Fee to Lawyers Title of Nevada, Inc.	13.50	
283.50		Escrow Fee seller investor discount to Lawyers Title of Nevada, Inc.	405.00	
		Inspection to Lawyers Title of Nevada, Inc.	100.00	
		Homeowner's Insurance Premium to NEED 12 mos.	938.07	
		Prepaid Interest to CrossCountry Mortgage, LLC ISAOA/ATIMA @ \$17.38 per day from 9/30/2020 to 10/1/2020	17.38	
281.25		Property Taxes -1st qtr to Clark County Treasurer 3 mos.	268.01	
		Homeowner's Insurance to CrossCountry Mortgage, LLC ISAOA/ATIMA 1 mos. @ \$78.1800/month	78.18	
		Property Taxes to CrossCountry Mortgage, LLC ISAOA/ATIMA 1 mos. @ \$89.3400/month	89.34	
		Aggregate Adjustment to CrossCountry Mortgage, LLC ISAOA/ATIMA	(167.52)	
		PRORATIONS AND ADJUSTMENTS:		

LAWYERS TITLE OF NEVADA, INC.

10801 W. Charleston Blvd, Suite 225, Las Vegas, NV 89135

Phone: (702) 385-4141 Fax: (702) 369-8540

**Combined Settlement Statement
Final****Escrow No:** 03118211 - 310 MM6**Close Date:** 09/30/2020**Proration Date:** 09/30/2020**Disbursement Date:** 10/01/2020

Seller Debit	Seller Credit	Description	Buyer Debit	Buyer Credit
	2.98	County Taxes from 9/30/2020 to 10/1/2020 based on the Annual amount of \$1,072.04	2.98	
	24.60	Sewer from 9/30/2020 to 11/1/2020 based on the Quarterly amount of \$71.42	24.60	
	33.18	Trash from 9/30/2020 to 12/1/2020 based on the Quarterly amount of \$48.96	33.18	
		Rents from 8/31/2020 to 9/1/2020 based on the Monthly amount of \$2,010.00		
12,918.40		COMMISSIONS: Commission \$7,046.40 (3% of \$234,880.00) to Orange Realty Group \$5,872.00 (2.5% of \$234,880.00) to Simply Vegas		
		TITLE AND ESCROW CHARGES: ALTA Extended Loan Policy (6-17-06) w/ NV Mods for \$230,625.00 to Lawyers Title of Nevada, Inc. Premium: \$718.80	718.80	
972.80		8.1, 22, 9 to Lawyers Title of Nevada, Inc. ALTA Extended Owners Policy (6-17-06) w/ NV Mods Investor discount to seller for \$234,880.00 to Lawyers Title of Nevada, Inc. Premium: \$972.80		
		RECORDING FEES: Recording Fee For Mortgage to Lawyers Title of Nevada, Inc.	42.00	
		Recording Fee For Deed to Lawyers Title of Nevada, Inc.	84.00	
1,198.50		County Transfer Tax to Lawyers Title of Nevada, Inc.		
		ADDITIONAL CHARGES: Release of Lis Pendens to Lawyers Title of Nevada, Inc.		
42.00		Sec Deposit transferred to buyer to Buyer		
1,950.00		Sewer to City of Las Vegas		
305.90		Transaction fee to Simply Vegas	995.00	
		Trash to Republic Services		
25.00		Warranty to NEED INVOICE	1,000.00	
		Gift funds		6,000.00
23,481.85	234,940.76	Sub Totals	246,708.46	249,125.00
211,458.91		Proceeds Due Seller Refund Due Buyer	2,416.54	
234,940.76	234,940.76	Totals	249,125.00	249,125.00

LAWYERS TITLE OF NEVADA, INC.

10801 W. Charleston Blvd, Suite 225, Las Vegas, NV 89135

Phone: (702) 385-4141 Fax: (702) 369-8540

Combined Settlement Statement Final

Escrow No: 03118319 - 310 MM6

Close Date: 08/19/2020

Proration Date: 08/19/2020

Disbursement Date: 08/20/2020

Buyer(s)/Borrower(s): Eran Yaniv
4894 N Curlew Pl
Eagle, ID 83616
Sharon Yaniv-Lurya
4894 N Curlew Pl
Eagle, ID 83616

Seller(s): Wright Capital Investments LLC,

Property: 1524 Saylor Way
Las Vegas, NV 89107

Seller Debit	Seller Credit	Description	Buyer Debit	Buyer Credit
	215,000.00	TOTAL CONSIDERATION: Total Consideration Deposit/Earnest Money Closing Funds	215,000.00	2,500.00 211,350.00
		PRORATIONS AND ADJUSTMENTS:		
	84.54	County Taxes from 8/19/2020 to 10/1/2020 based on the Annual amount of \$724.66	84.54	
	51.94	Sewer from 8/19/2020 to 11/1/2020 based on the Quarterly amount of \$64.93	51.94	
	6.53	Trash from 8/19/2020 to 9/1/2020 based on the Quarterly amount of \$48.96	6.53	
518.00		Credit for rent from 8/19/2020 to 9/1/2020 based on the Monthly amount of \$1,295.00		518.00
2,400.00		Crđ for Sec/key/pet/clean.deps		2,400.00
		COMMISSIONS:		
11,825.00		Commission \$6,450.00 (3% of \$215,000.00) to Orange Realty Group \$5,375.00 (2.5% of \$215,000.00) to Realty One Group, Inc. Broker Transaction Fee to Realty One Group, Inc.	695.00	
		Broker Transaction Fee to EST/NEED		
		TITLE AND ESCROW CHARGES:		
891.66		Owners Policy \$215,000.00 to seller investor discount		
276.50		Escrow Fee to seller investor discount	395.00	
		RECORDING FEES:		
		Recording Fees to Lawyers Title of Nevada, Inc.	42.00	
4.50		E-Recording Service Fee to Lawyers Title of Nevada, Inc.	4.50	
42.00		Release of Lis Pendens to Lawyers Title of Nevada, Inc.		
1,096.50		County Transfer Tax to Lawyers Title of Nevada, Inc.		
		ADDITIONAL CHARGES:		
500.00		Home Warranty Program to NEED INVOICE		
183.57		Taxes to Clark County Treasurer		
278.10		Sewer to City of Las Vegas Sewer Servic		
25.00		Trash Fees to Republic Services		

LAWYERS TITLE OF NEVADA, INC.

10801 W. Charleston Blvd, Suite 225, Las Vegas, NV 89135

Phone: (702) 385-4141 Fax: (702) 369-8540

Combined Settlement Statement Final

Escrow No: 03118319 - 310 MM6

Close Date: 08/19/2020

Proration Date: 08/19/2020

Disbursement Date: 08/20/2020

Seller Debit	Seller Credit	Description	Buyer Debit	Buyer Credit
18,040.83	215,143.01	Sub Totals	216,279.51	216,768.00
197,102.18		Proceeds Due Seller Refund Due Buyer	488.49	
215,143.01	215,143.01	Totals	216,768.00	216,768.00

LAWYERS TITLE OF NEVADA, INC.

10801 W. Charleston Blvd, Suite 225, Las Vegas, NV 89135

Phone: (702) 385-4141 Fax: (702) 369-8540

Combined Settlement Statement Final

Escrow No: 03118182 - 310 MM6

Close Date: 09/09/2020

Proration Date: 09/09/2020

Disbursement Date:

Buyer(s)/Borrower(s): Enrique Coscolluela III
2313 Sunrise Meadows Drive
Las Vegas, NV 89134

Seller(s): Wright Capital Investments LLC, a Nevada limited liability company
PO Box 211924
Anchorage, AK 99521

Lender: Fairway Independent Mortgage Corporation
Loan #: 7770501273

Property: 5201 Mountain View Drive
Las Vegas, NV 89146

Seller Debit	Seller Credit	Description	Buyer Debit	Buyer Credit
	225,000.00	TOTAL CONSIDERATION: Sale Price of Property	225,000.00	
		Deposit		2,500.00
		Closing funds		49,500.00
		NEW AND EXISTING ENCUMBRANCES: New Loan from Fairway Independent Mortgage Corporation		180,000.00
		LENDER'S AND LOAN RELATED CHARGES: - Fairway In		
		2 % of Loan Amount (Points)	3,600.00	
		Fixed Loan Fee	1,488.00	
		Appraisal Admin Fee	120.00	
		Appraisal Fee	375.00	
		Credit Report	53.00	
		Flood Certification	10.25	
		CPL to Lawyers Title of Nevada, Inc.	25.00	
4.50		E-recording Service Fee to Lawyers Title of Nevada, Inc.	13.50	
380.00		Escrow Fee seller investor discount to Lawyers Title of Nevada, Inc.	400.00	
		Inspection to Lawyers Title of Nevada, Inc.	100.00	
		Homeowner's Insurance Premium to Farmers 12 mos.	768.00	
		Prepaid Interest to Fairway Independent Mortgage Corporation @ \$17.88 per day from 9/9/2020 to 10/1/2020	393.36	
210.48		Property Taxes 1st and 2nd qtr. to Clark County Treasurer 6 mos.	199.96	
		Homeowner's Insurance to Fairway Independent Mortgage Corporation 3 mos. @ \$64.0000/month	192.00	
		Property Taxes to Fairway Independent Mortgage Corporation 2 mos. @ \$66.6600/month	133.32	
		Aggregate Adjustment to Fairway Independent Mortgage Corporation	(64.00)	
	48.88	PRORATIONS AND ADJUSTMENTS: County Taxes from 9/9/2020 to 10/1/2020 based on the Annual amount of \$799.84	48.88	
	15.87	Sewer from 9/9/2020 to 10/1/2020 based on the Quarterly amount of \$64.93	15.87	
	44.61	Trash from 9/9/2020 to 12/1/2020 based on the Quarterly amount of \$48.96	44.61	
		COMMISSIONS:		

LAWYERS TITLE OF NEVADA, INC.

10801 W. Charleston Blvd, Suite 225, Las Vegas, NV 89135

Phone: (702) 385-4141 Fax: (702) 369-8540

Combined Settlement Statement Final

Escrow No: 03118182 - 310 MM6

Close Date: 09/09/2020

Proration Date: 09/09/2020

Disbursement Date:

Seller Debit	Seller Credit	Description	Buyer Debit	Buyer Credit
13,500.00		Commission \$6,750.00 (3% of \$225,000.00) to Orange Realty Group \$6,750.00 (3% of \$225,000.00) to Orange Realty Group		
		TITLE AND ESCROW CHARGES: ALTA Extended Loan Policy (6-17-06) w/ NV Mods for \$180,000.00 to Lawyers Title of Nevada, Inc. Premium: \$618.15	618.15	
949.60		ALTA Extended Owners Policy (6-17-06) w/ NV Mods seller investor discount for \$225,000.00 to Lawyers Title of Nevada, Inc. Premium: \$949.60		
		RECORDING FEES: Recording Fee For Deed to Lawyers Title of Nevada, Inc.	84.00	
		Recording Fee For Mortgage to Lawyers Title of Nevada, Inc.	42.00	
1,147.50		County Transfer Tax to Lawyers Title of Nevada, Inc.		
		ADDITIONAL CHARGES: Release of Lis Pendens to Lawyers Title of Nevada, Inc.		
42.00		Sewer to City of Las Vegas Sewer Services Division		
268.50		Title Signing Fee to Nationwide Signing Services, LLC	200.00	
		Transaction fee to Orange Realty Group	599.00	
179.63		Trash to Republic Services		
		Warranty to Old Republic Home Protection	545.00	
		Lender Credits	(3,600.00)	
16,682.21	225,109.36	Sub Totals	231,404.90	232,000.00
208,427.15		Proceeds Due Seller Refund Due Buyer	595.10	
225,109.36	225,109.36	Totals	232,000.00	232,000.00

LAWYERS TITLE OF NEVADA, INC.

10801 W. Charleston Blvd, Suite 225, Las Vegas, NV 89135

Phone: (702) 385-4141 Fax: (702) 369-8540

Combined Settlement Statement Final

Escrow No: 03118139 - 310 MM6

Close Date: 08/06/2020

Proration Date: 08/06/2020

Disbursement Date: 08/07/2020

Buyer(s)/Borrower(s): BH Creations LLC

Seller(s): Wright Capital Investments LLC, a Nevada Limited Liability company

Property: 5824 Iris Avenue
Las Vegas, NV 89107

Seller Debit	Seller Credit	Description	Buyer Debit	Buyer Credit
	210,000.00	TOTAL CONSIDERATION: Total Consideration Deposit/Earnest Money Closing Funds	210,000.00	2,500.00 208,140.00
	183.10	PRORATIONS AND ADJUSTMENTS: County Taxes from 8/6/2020 to 10/1/2020 based on the Annual amount of \$1,198.48	183.10	
	13.60	Trash from 8/6/2020 to 9/1/2020 based on the Quarterly amount of \$48.96	13.60	
	61.32	Sewer from 8/6/2020 to 11/1/2020 based on the Quarterly amount of \$64.93	61.32	
1,442.50		Rent credit from 8/6/2020 to 9/1/2020 based on the Monthly amount of \$1,731.00		1,442.50
11,550.00		COMMISSIONS: Commission \$6,300.00 (3% of \$210,000.00) to Orange Realty Group \$5,250.00 (2.5% of \$210,000.00) to Realty One Broker Transaction Fee to Home Connect America	695.00	
863.33		TITLE AND ESCROW CHARGES: Owners Policy \$210,000.00 to seller investor discount		
273.00		Escrow Fee to seller investor discount	390.00	
		RECORDING FEES: Recording Fees to Lawyers Title of Nevada, Inc.	42.00	
9.00		E-Recording Service Fee to Lawyers Title of Nevada, Inc.	4.50	
84.00		Releases to Lawyers Title of Nevada, Inc.		
1,071.00		County Transfer Tax to Lawyers Title of Nevada, Inc.		
148.46		ADDITIONAL CHARGES: Taxes-1st Qtr to Clark County Treasurer		
278.20		Sewer to City of Las Vegas Sewer Servic		
25.00		Trash Fees to Republic Services		
15,744.49	210,258.02	Sub Totals	211,389.52	212,082.50
194,513.53		Proceeds Due Seller Refund Due Buyer	692.98	
210,258.02	210,258.02	Totals	212,082.50	212,082.50

LAWYERS TITLE OF NEVADA, INC.

10801 W. Charleston Blvd, Suite 225, Las Vegas, NV 89135

Phone: (702) 385-4141 Fax: (702) 369-8540

Combined Settlement Statement Final

Escrow No: 03118167 - 310 MM6

Close Date: 08/07/2020

Proration Date:

Disbursement Date:

Buyer(s)/Borrower(s): IK Investments LLC
17412 VENTURA BLVD #403
ENCINO, CA 91316

Seller(s): Wright Capital Investments LLC,

Property: 4609 Sawyer Avenue
Las Vegas, NV 89108

Seller Debit	Seller Credit	Description	Buyer Debit	Buyer Credit
	183,000.00	TOTAL CONSIDERATION: Total Consideration Deposit/Earnest Money Closing funds Additional closing funds	183,000.00	2,500.00 176,940.52 683.00
	179.85	PRORATIONS AND ADJUSTMENTS: County Taxes from 7/1/2020 to 10/1/2020 based on the Annual amount of \$719.40	179.85	
750.00		Seller credit		750.00
	17.31	Sewer from 8/7/2020 to 9/1/2020 based on the Quarterly amount of \$64.93	17.31	
	13.06	Trash from 8/7/2020 to 9/1/2020 based on the Quarterly amount of \$48.96	13.06	
1,263.20		Rent Credit from 8/7/2020 to 9/1/2020 based on the Monthly amount of \$1,579.00		1,263.20
1,500.00		Sec. Deposit transfer		1,500.00
10,065.00		COMMISSIONS: Commission \$5,490.00 (3% of \$183,000.00) to Orange Realty Group \$4,575.00 (2.5% of \$183,000.00) to eProNet Realty Broker Transaction Fee to Kamyar Boudai		
821.20		TITLE AND ESCROW CHARGES: Owners Policy \$182,000.00 to seller investor discount		
266.00		Escrow Fee to seller investor discount	380.00	
		RECORDING FEES: Recording Fees to Lawyers Title of Nevada, Inc.	42.00	
9.00		E-Recording Service Fee to Lawyers Title of Nevada, Inc.	4.50	
84.00		Releases to Lawyers Title of Nevada, Inc.		
933.30		County Transfer Tax to Lawyers Title of Nevada, Inc.		
182.27		ADDITIONAL CHARGES: Taxes to Clark County Treasurer		
267.40		Sewer to City of Las Vegas Sewer Servic		
25.00		Trash Fees to Republic Services		
16,166.37	183,210.22	Sub Totals	183,636.72	183,636.72
167,043.85		Proceeds Due Seller		
183,210.22	183,210.22	Totals	183,636.72	183,636.72

Wright Capital Investment LLC – XXXX6579 ▼

Account information

Balance

Previous day transactions (-\$0.00 / +\$0.00)	\$0.00
Current balance	\$85,902.17
Total float	\$0.00
Holds	\$0.00
Pending transactions (-\$0.00 / +\$211,458.91)	\$211,458.91
Today's float	\$0.00
Available balance	\$297,361.08
Total funds available	\$297,361.08

Activity

Last deposit (Sep 10, 2020)	\$208,427.15
Last check (Sep 23, 2020)	\$500,000.00

Interest

Current accrued interest	\$0.00
Last interest payment	\$0.00
Interest paid 2020	\$0.00
Interest paid 2019	\$0.00

Orange Realty Group LLC

6230 McLeod Dr STE 100
Las Vegas, NV 89120
(702) 617-0000
<http://www.orangerealtygroup.com>



Wright Capital Investments

PO Box 211924
Anchorage, AK 99521

Owner Statement
Aug 05, 2020 - Oct 05, 2020

Consolidated Summary (16 properties)

Beginning Balance	84,870.36
Cash In	42,153.15
Cash Out	-39,292.88
Owner Disbursements	-16,201.70
Ending Cash Balance	71,528.93
Unpaid Bills	-2,035.65
Work Order Estimates	-625.00
Net Owner Funds	68,868.28

1400 Saylor Way - 1400 Saylor Way, Las Vegas, NV 89108

Property Cash Summary

Beginning Balance	5,300.29
Cash In	0.00
Cash Out	-3,363.70
Ending Cash Balance	1,936.59

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
				Beginning Cash Balance as of 08/05/2020			5,300.29
08/05/2020	Southern Nevada Regional Housing Authority	Check	15600	Section 8 Rent - 1400 Saylor Way - Hijana Johnson - Reimb 606546 - 1400 Saylor Way - Hijana Johnson - Reimb 606546		1,714.00	3,586.29
08/12/2020	Orange Realty Group LLC	eCheck	BE81-6964	Management Fees (Monthly) - Management Fees (Monthly) for 08/2020		119.98	3,466.31
09/18/2020	Orange Realty Group LLC	eCheck	7D30-72F0	PMA Early Termination		1,529.72	1,936.59
				Ending Cash Balance			1,936.59
Total					0.00	3,363.70	

1524 Saylor Way - 1524 Saylor Way, Las Vegas, NV 89108

Property Cash Summary

Beginning Balance	4,147.70
Cash In	2,150.00
Cash Out	-1,253.44
Ending Cash Balance	5,044.26

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
Beginning Cash Balance as of 08/05/2020							4,147.70
08/12/2020	Orange Realty Group LLC	eCheck	BE81-6964	Management Fees (Monthly) - Management Fees (Monthly) for 08/2020		90.65	4,057.05
09/17/2020	Orange Realty Group LLC	Receipt		Security Deposits Clearing - Shiloh N. Payan, Israel Payan, 1524 Saylor Way: Security Deposit Transfer	2,150.00		6,207.05
09/18/2020	Orange Realty Group LLC	eCheck	7D30-72F0	PMA Early Termination		1,162.79	5,044.26
Ending Cash Balance							5,044.26
Total					2,150.00	1,253.44	

1826 Green Acres Ave - 1826 Green Acres Ave, Las Vegas, NV 89156

Property Cash Summary

Beginning Balance	8,955.29
Cash In	1,693.00
Cash Out	-1,143.22
Ending Cash Balance	9,505.07
Work Order Estimates	-625.00
Net Owner Funds	8,880.07

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
Beginning Cash Balance as of 08/05/2020							8,955.29
08/12/2020	Orange Realty Group LLC	eCheck	BE81-6964	Management Fees (Monthly) - Management Fees (Monthly) for 08/2020		115.71	8,839.58
08/24/2020	Monique Clark	ECP receipt	2DC0-1360	Rent Income - July Tenant Portion	40.00		8,879.58
08/31/2020	Orange Realty Group LLC	eCheck	B312-3E46	Management Fees (Monthly) - Management Fees (Monthly) for 08/2020		2.80	8,876.78
09/03/2020	Monique Clark	Receipt	610010	Section 8 Rent - Section 8 Rent Income	1,653.00		10,529.78
09/11/2020	AB & E Heating & Cooling LLC	eCheck	2EAA-EF36	- Air Conditioner / HVAC - replace dual cap for compressor and motor - Tenant reported the downstairs AC unit is not cooling.		200.00	10,329.78
09/11/2020	Orange Realty Group LLC	eCheck	2E34-6AAA	Property Insurance - Reimb ORG CC charge for Farmers Insurance - Reimb ORG CC charge for Farmers Insurance		709.00	9,620.78
09/11/2020	Orange Realty Group LLC	eCheck	2E34-6AAA	Management Fees (Monthly) - Management Fees (Monthly) for 09/2020		115.71	9,505.07
Ending Cash Balance							9,505.07
Total					1,693.00	1,143.22	

2149 Sleepy Ct - 2149 Sleepy Ct, Las Vegas, NV 89106

Property Cash Summary

Beginning Balance	5,292.49
Cash In	117.00
Cash Out	-3,138.67
Ending Cash Balance	2,270.82

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
Beginning Cash Balance as of 08/05/2020							5,292.49
08/11/2020	Laquida Wilson	Receipt		Rent Income	1.00		5,293.49
08/11/2020	Laquida Wilson	Receipt		Rent Income	116.00		5,409.49
08/11/2020	Southern Nevada Regional Housing Authority	Check	15636	Section 8 Rent - 2149 Sleepy Ct - LaQuida Wilson - Reimb 606546 - 2149 Sleepy Ct - LaQuida Wilson - Reimb 606546		1,454.00	3,955.49
08/12/2020	Orange Realty Group LLC	eCheck	BE81-6964	Management Fees (Monthly) - Management Fees (Monthly) for 08/2020		109.97	3,845.52
09/18/2020	Orange Realty Group LLC	eCheck	7D30-72F0	PMA Early Termination		1,574.70	2,270.82
Ending Cash Balance							2,270.82
Total					117.00	3,138.67	

3602 Gold Sluice Ave - 3602 Gold Sluice Ave, North Las Vegas, NV 89032

Property Cash Summary

Beginning Balance	4,299.21
Cash In	1,234.00
Cash Out	-2,090.37
Ending Cash Balance	3,442.84

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
Beginning Cash Balance as of 08/05/2020							4,299.21
08/10/2020	Stacy Windbush	ECP receipt	2B5C-3AB0	Rent Income - August 2020 - Section 8 Tenant Rent Income	185.00		4,484.21
08/12/2020	Orange Realty Group LLC	eCheck	BE81-6964	Management Fees (Monthly) - Management Fees (Monthly) for 08/2020		116.55	4,367.66
08/14/2020	Orange Realty Group LLC	eCheck	4E93-C852	Other Legal - Owner - Reimb ORG CC charge for Homewise Docs - Reimb ORG CC charge for Homewise Docs		171.00	4,196.66
08/21/2020	LV Service Solutions, LLC	eCheck	789A-3B6E	- Repairs - Other - Owner - repair ac condensate plate - Please provide an estimate to repair the pipe sticking out of the entry way ceiling. Please take photos of the pipe / issue.		125.00	4,071.66
08/21/2020	City of North Las Vegas	Bill Pay Check	3000002091	Water - Owner - 044700 8/2/2020 - 044700 8/2/2020		127.73	3,943.93
08/28/2020	Adame Construction	eCheck	3000002138	- Repairs - Other - Owner - drywall repair - Drywall repair and paint to match.		540.00	3,403.93
09/03/2020	Stacy Windbush	Receipt	610010	Section 8 Rent - Section 8 Rent Income	937.00		4,340.93
09/11/2020	Orange Realty Group LLC	eCheck	2E34-6AAA	Property Insurance - Reimb ORG CC charge for Farmers Insurance - Reimb ORG CC charge for Farmers Insurance		631.00	3,709.93
09/11/2020	Orange Realty Group LLC	eCheck	2E34-6AAA	Management Fees (Monthly) - Management Fees (Monthly) for 09/2020		75.00	3,634.93
09/16/2020	Stacy Windbush	ECP receipt	04AD-1D00	Rent Income - September 2020 - Section 8 Tenant Rent Income	112.00		3,746.93
09/18/2020	City of North Las Vegas	Bill Pay Check	3000002289	Water - Owner - 044700 9/2020 - 044700 9/2020		144.09	3,602.84
09/25/2020	BugRaiders Pest Control	eCheck	3000002335	- Pest Control - Owner - bug spray - Roach infested.		80.00	3,522.84
09/30/2020	BugRaiders Pest Control	eCheck	3000002351	- Pest Control - Owner - bug spray - Return visit for roach infestation.		80.00	3,442.84
Ending Cash Balance							3,442.84
Total					1,234.00	2,090.37	

3973 Arrowood Dr - 3973 Arrowood Dr, Las Vegas, NV 89147

Property Cash Summary

Beginning Balance	5,974.15
Cash In	2,744.93
Cash Out	-1,012.26
Ending Cash Balance	7,706.82

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
Beginning Cash Balance as of 08/05/2020							5,974.15
08/12/2020	Orange Realty Group LLC	eCheck	BE81-6964	Management Fees (Monthly) - Management Fees (Monthly) for 08/2020		123.13	5,851.02
09/01/2020	Della Christian	Receipt		Rent Income	1,286.00		7,137.02
09/03/2020	Della Christian	Receipt	610010	Section 8 Rent - Section 8 Rent Income	473.00		7,610.02
09/11/2020	Orange Realty Group LLC	eCheck	2E34-6AAA	Property Insurance - Reimb ORG CC charge for Farmers Insurance - Reimb ORG CC charge for Farmers Insurance		766.00	6,844.02
09/11/2020	Orange Realty Group LLC	eCheck	2E34-6AAA	Management Fees (Monthly) - Management Fees (Monthly) for 09/2020		123.13	6,720.89
10/01/2020	Della Christian	Receipt		Rent Income	985.93		7,706.82
Ending Cash Balance							7,706.82
Total					2,744.93	1,012.26	

4609 Sawyer Ave - 4609 Sawyer Ave, Las Vegas, NV 89108

Property Cash Summary

Beginning Balance	6,971.82
Cash In	1,579.00
Cash Out	-3,051.42
Owner Disbursements	-5,499.40
Ending Cash Balance	0.00

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
				Beginning Cash Balance as of 08/05/2020			6,971.82
08/12/2020	Orange Realty Group LLC	eCheck	BE81-6964	Management Fees (Monthly) - Management Fees (Monthly) for 08/2020		110.53	6,861.29
09/03/2020	Virginia Mark	Receipt	610010	Section 8 Rent - Section 8 Rent Income	1,579.00		8,440.29
09/09/2020	Southern Nevada Regional Housing Authority	Check	15692	Section 8 Rent - 4609 Sawyer - Virginia Mark - 4609 Sawyer - Virginia Mark		1,579.00	6,861.29
09/11/2020	Orange Realty Group LLC	eCheck	2E34-6AAA	Management Fees (Monthly) - Management Fees (Monthly) for 09/2020		110.53	6,750.76
09/17/2020		Transfer		Transfer to 5821 Halifax Ave		5,499.40	1,251.36
09/18/2020	Orange Realty Group LLC	eCheck	7D30-72F0	PMA Early Termination		1,251.36	0.00
				Ending Cash Balance			0.00
Total					1,579.00	8,550.82	

501 Slayton Dr - 501 Slayton Dr, Las Vegas, NV 89107

Property Cash Summary

Beginning Balance	6,679.24
Cash In	1,051.00
Cash Out	-3,497.98
Owner Disbursements	-2,130.26
Ending Cash Balance	2,102.00

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
				Beginning Cash Balance as of 08/05/2020			6,679.24
08/12/2020	Orange Realty Group LLC	eCheck	BE81-6964	Management Fees (Monthly) - Management Fees (Monthly) for 08/2020		75.00	6,604.24
09/03/2020	Deshanna McCraney	Receipt	610010	Rent Income - ENTERING CHARGE FOR CLOSE OUT - FUNDS WERE SENT BACK SEE OWNER STATEMENT	1,051.00		7,655.24
09/04/2020		Transfer		Transfer to 716 Vincent Way		2,130.26	5,524.98
09/04/2020	Orange Realty Group LLC	eCheck	BFE6-B1EE	PMA Early Termination - Cancellation - Remainder of Term of rpma		1,320.98	4,204.00
09/04/2020	Southern Nevada Regional Housing Authority	Bill Pay Check	3000002192	Prepaid Rent - 501 Slayton - Deshanna McCraney - Aug/Sep 2020 - 501 Slayton - Deshanna McCraney - Aug/Sep 2020		2,102.00	2,102.00
				Ending Cash Balance			2,102.00
Total					1,051.00	5,628.24	

5201 Mountain View Dr. - 5201 Mountain View Dr., Las Vegas, NV 89146

Property Cash Summary

Beginning Balance	5,130.93
Cash In	18,119.56
Cash Out	-12,939.65
Owner Disbursements	-1,550.00
Ending Cash Balance	8,760.84

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
				Beginning Cash Balance as of 08/05/2020			5,130.93
08/12/2020	Orange Realty Group LLC	eCheck	BE81-6964	Management Fees (Monthly) - Management Fees (Monthly) for 08/2020		102.20	5,028.73
08/26/2020	Wright Capital Investments	Receipt	1627753415	Owner Contribution	7,302.03		12,330.76
09/01/2020	Oliver D. Oania	eCheck receipt	E1B5-EDB0	Rent Income - August 2020	140.00		12,470.76
09/01/2020	Oliver D. Oania	eCheck receipt	E1B5-EDB0	Trash Reimbursement - September 2020	15.00		12,485.76
09/01/2020	Oliver D. Oania	eCheck receipt	E1B5-EDB0	Sewer Reimbursement - September 2020	20.00		12,505.76
09/01/2020	Oliver D. Oania	eCheck receipt	E1B5-EDB0	Rent Income - September 2020	1,320.00		13,825.76
09/09/2020	Farmers Insurance - Foremost - Wright Capital Investments	Receipt		Owner Contribution	2,250.49		16,076.25
09/11/2020	Fresh Start Carpet Cleaning	eCheck	15708	- Painting - Owner - paint kitchen cabinets - We need an estimate to install lower kitchen cabinets at this property. we will need work done next week. I texted you photos.		2,961.50	13,114.75
09/11/2020	Complete Plumbing Solutions Tony Georgiev	eCheck	3000002268	- Plumbing - Owner - repair water flood damage - Nikki just called and informed me that it is flooding. Please go out asap.		8,405.00	4,709.75
09/11/2020	Orange Realty Group LLC	eCheck	2E34-6AAA	Management Fees (Monthly) - Management Fees (Monthly) for 09/2020		102.20	4,607.55
09/16/2020		Transfer		Transfer from 609 Cline St	5,522.04		10,129.59
09/18/2020	Orange Realty Group LLC	Receipt		Security Deposits Clearing - Oliver D. Oania, 5201 Mountain View Dr.: Security Deposit Transfer	1,550.00		11,679.59
09/18/2020	Enrique Coscolluela III	Check	15728	Owner Distribution - Refund Tenant Security Deposit - Refunds Due - Property Purchase 5201 Mountain View		1,550.00	10,129.59
09/18/2020	Enrique Coscolluela III	Check	15728	Rent Income - Refund Pro-rated Rent - Refunds Due - Property Purchase 5201 Mountain View		948.50	9,181.09
09/18/2020	Jason Mattson	eCheck	7D34-DA3E	Project Management Fee - Project Management Fee - on INV 1372 Complete Plumbing - Project Management Fee - on INV 1372 Complete Plumbing		420.25	8,760.84

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
Ending Cash Balance							8,760.84
Total					18,119.56	14,489.65	

5420 Banjo St - 5420 Banjo St, Las Vegas, NV 89107

Property Cash Summary

Beginning Balance	6,242.38
Cash In	2,287.00
Cash Out	-1,145.92
Ending Cash Balance	7,383.46

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
Beginning Cash Balance as of 08/05/2020							6,242.38
08/05/2020	Pamela Moffett Dew	Receipt		Security Deposits Clearing	102.00		6,344.38
08/05/2020	Pamela Moffett Dew	Check	15601	Security Deposits Clearing - Refund Rent Overpayment - Refund Rent Overpayment		102.00	6,242.38
08/07/2020	Complete Plumbing Solutions Tony Georgiev	Bill Pay Check	3000002032	- Plumbing - Owner - replace kitchen sink faucet - Kitchen faucet is leaking		246.50	5,995.88
08/12/2020	Orange Realty Group LLC	eCheck	BE81-6964	Management Fees (Monthly) - Management Fees (Monthly) for 07/2020		8.33	5,987.55
08/12/2020	Orange Realty Group LLC	eCheck	BE81-6964	Management Fees (Monthly) - Management Fees (Monthly) for 08/2020		144.62	5,842.93
08/21/2020	Nevada Pool Supplies and Services	eCheck	15662	- Pool Service - Owner - filter clean, august service, re plumb leak - new timer is needed as pump won't turn on automatically so it keeps going green.		440.00	5,402.93
09/03/2020	Pamela Moffett Dew	Receipt	610010	Section 8 Rent - Section 8 Tenant Rent Income	2,185.00		7,587.93
09/11/2020	Orange Realty Group LLC	eCheck	2E34-6AAA	Management Fees (Monthly) - Management Fees (Monthly) for 09/2020		152.95	7,434.98
09/18/2020	Republic Services #620	Bill Pay Check	3000002282	Garbage and Recycling - Owner - 3-0620-0848605 9/1-11/30/20 - 3-0620-0848605 9/1-11/30/20		51.52	7,383.46
Ending Cash Balance							7,383.46
Total					2,287.00	1,145.92	

5821 Halifax Ave - 5821 Halifax Ave, Las Vegas, NV 89107

Property Cash Summary

Beginning Balance	1,336.00
Cash In	5,499.40
Cash Out	-1,667.59
Ending Cash Balance	5,167.81

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
Beginning Cash Balance as of 08/05/2020							1,336.00
08/07/2020	Fresh Start Carpet Cleaning	eCheck	15604	- Remodel - Rent Ready Rehab-Additional Work - Additional Work Order for accounting purposes.		843.00	493.00
08/07/2020	NV Energy	Bill Pay Check	3000002035	Power - Owner - 3000279473310597455 6/16-7/16/20 - 3000279473310597455 6/16-7/16/20		156.66	336.34
08/12/2020	Orange Realty Group LLC	eCheck	BE81-6964	Management Fees (Monthly) - Management Fees (Monthly) for 08/2020		75.00	261.34
08/21/2020	Las Vegas Valley Water District	Bill Pay Check	3000002077	Water - Owner - 8134248077-9 6/17-7/20/20 - 8134248077-9 6/17-7/20/20		26.15	235.19
08/31/2020	NV Energy	Bill Pay Check	3000002144	Power - Owner - 3000279473310597455 7/16-8/14/20 - 3000279473310597455 7/16-8/14/20		38.48	196.71
09/08/2020	The A/C Company	eCheck	7D2A-495C	- HVAC (Heat, Ventilation, Air) - Owner - fix pvc pipe - AC repair - changed out a fuse, fixing condensation line, patching hole		375.00	-178.29
09/11/2020	Orange Realty Group LLC	eCheck	2E34-6AAA	Management Fees (Monthly) - Management Fees (Monthly) for 09/2020		75.00	-253.29
09/17/2020		Transfer		Transfer from 4609 Sawyer Ave	5,499.40		5,246.11
09/18/2020	Republic Services #620	Bill Pay Check	3000002278	Garbage and Recycling - Owner - 3-0620-0848609 9/1-11/30/20 - 3-0620-0848609 9/1-11/30/20		51.52	5,194.59
09/25/2020	Las Vegas Valley Water District	Bill Pay Check	3000002319	Water - Owner - 8134248077-9 7/14-8/20/20 - 8134248077-9 7/14-8/20/20		26.78	5,167.81
Ending Cash Balance							5,167.81
Total					5,499.40	1,667.59	

5824 Iris Ave - 5824 Iris Ave, Las Vegas, NV 89107

Property Cash Summary

Beginning Balance	4,589.74
Cash In	0.00
Cash Out	-1,621.38
Ending Cash Balance	2,968.36

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
Beginning Cash Balance as of 08/05/2020							4,589.74
08/12/2020	Orange Realty Group LLC	eCheck	BE81-6964	Management Fees (Monthly) - Management Fees (Monthly) for 08/2020		112.56	4,477.18
09/11/2020	Orange Realty Group LLC	eCheck	2E34-6AAA	Management Fees (Monthly) - Management Fees (Monthly) for 09/2020		75.00	4,402.18
09/18/2020	Orange Realty Group LLC	eCheck	7D30-72F0	PMA Early Termination		1,433.82	2,968.36
Ending Cash Balance							2,968.36
Total					0.00	1,621.38	

5908 W Bartlett Ave - 5908 W Bartlett Ave, Las Vegas, NV 89108

Property Cash Summary

Beginning Balance	2,055.99
Cash In	0.00
Cash Out	-150.00
Ending Cash Balance	1,905.99
Unpaid Bills	-2,035.65
Net Owner Funds	-129.66

Please Remit Balance Due 129.66

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
Beginning Cash Balance as of 08/05/2020							2,055.99
08/12/2020	Orange Realty Group LLC	eCheck	BE81-6964	Management Fees (Monthly) - Management Fees (Monthly) for 08/2020		75.00	1,980.99
09/11/2020	Orange Realty Group LLC	eCheck	2E34-6AAA	Management Fees (Monthly) - Management Fees (Monthly) for 09/2020		75.00	1,905.99
Ending Cash Balance							1,905.99
Total					0.00	150.00	

Bills Due

Due Date	Payee	Description	Unpaid
09/17/2020	Orange Realty Group LLC	PMA Early Termination	2,035.65
Total			2,035.65

609 Cline St - 609 Cline St, Las Vegas, NV 89145

Property Cash Summary

Beginning Balance	8,953.74
Cash In	0.00
Cash Out	-1,805.70
Owner Disbursements	-7,022.04
Ending Cash Balance	126.00

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
				Beginning Cash Balance as of 08/05/2020			8,953.74
08/07/2020	Charles Robertson	Check	15631	Owner Distribution - Security Deposit Refund - Security Deposit Refund		1,500.00	7,453.74
08/12/2020	Orange Realty Group LLC	eCheck	BE81-6964	Management Fees (Monthly) - Management Fees (Monthly) for 08/2020		130.55	7,323.19
09/11/2020	Orange Realty Group LLC	eCheck	2E34-6AAA	Management Fees (Monthly) - Management Fees (Monthly) for 09/2020		75.00	7,248.19
09/16/2020		Transfer		Transfer to 5201 Mountain View Dr.		5,522.04	1,726.15
09/17/2020	Orange Realty Group LLC	Check	15727	Section 8 Rent - S8 Overpayment - S8 Overpayment		54.00	1,672.15
09/25/2020	Orange Realty Group LLC	eCheck	B8AC-94EF	PMA Early Termination		1,546.15	126.00
				Ending Cash Balance			126.00
Total					0.00	8,827.74	

716 Vincent Way - 716 Vincent Way, Las Vegas, NV 89145

Property Cash Summary

Beginning Balance	4,285.59
Cash In	3,794.26
Cash Out	-284.48
Ending Cash Balance	7,795.37

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
				Beginning Cash Balance as of 08/05/2020			4,285.59
08/12/2020	Orange Realty Group LLC	eCheck	BE81-6964	Management Fees (Monthly) - Management Fees (Monthly) for 08/2020		93.31	4,192.28
09/03/2020	Mecca Kazaar	Receipt	610010	Section 8 Rent - Section 8 Rent Income	1,664.00		5,856.28
09/04/2020		Transfer		Transfer from 501 Slayton Dr	2,130.26		7,986.54
09/11/2020	Orange Realty Group LLC	eCheck	2E34-6AAA	Management Fees (Monthly) - Management Fees (Monthly) for 08/2020		23.17	7,963.37
09/11/2020	Orange Realty Group LLC	eCheck	2E34-6AAA	Management Fees (Monthly) - Management Fees (Monthly) for 09/2020		116.48	7,846.89
09/18/2020	Republic Services #620	Bill Pay Check	3000002277	Garbage and Recycling - Owner - 3-0620-0848958 9/1-11/30/20 - 3-0620-0848958 9/1-11/30/20		51.52	7,795.37
				Ending Cash Balance			7,795.37
Total					3,794.26	284.48	

721 Fairway Dr - 721 Fairway Dr, Las Vegas, NV 89107

Property Cash Summary

Beginning Balance	4,655.80
Cash In	1,884.00
Cash Out	-1,127.10
Ending Cash Balance	5,412.70

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
				Beginning Cash Balance as of 08/05/2020			4,655.80
08/12/2020	Orange Realty Group LLC	eCheck	BE81-6964	Management Fees (Monthly) - Management Fees (Monthly) for 08/2020		140.70	4,515.10
08/21/2020	Nevada Pool Supplies and Services	eCheck	15662	- Pool Service - Owner - filter clean, august service, install pump - 315 approved for water level thing.		665.00	3,850.10
08/31/2020	Yanellis Cleaning Services	eCheck	15669	- Repairs - Other - Owner - repairs - Please install water heater straps.		138.00	3,712.10
09/03/2020	Dominique Bryant	Receipt	610010	Section 8 Rent - HAP Rent Income	1,884.00		5,596.10
09/11/2020	Orange Realty Group LLC	eCheck	2E34-6AAA	Management Fees (Monthly) - Management Fees (Monthly) for 09/2020		131.88	5,464.22
09/18/2020	Republic Services #620	Bill Pay Check	3000002280	Garbage and Recycling - Owner - 3-0620-0848962 9/1-11/30/20 - 3-0620-0848962 9/1-11/30/20		51.52	5,412.70
				Ending Cash Balance			5,412.70
Total					1,884.00	1,127.10	